

**DEVELOPMENT SERVICES DEPARTMENT
PROJECT STATUS REPORT**

June 6, 2013

DISCRETIONARY APPLICATIONS ON FILE

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
CHANGED PLANS				
CP 5-13-3306	SR	Staff	<i>Request:</i> Minor site modifications (including painting building and restriping car wash queue) to an existing Car Wash facility. <i>Location:</i> 23581 Rockfield Blvd. <i>Applicant:</i> Brittany DeBeikes, Checkered Flag Hand Car Wash	Resubmitted 5/31/13.
CP 8-12-2773	SR	Staff	<i>Request:</i> New outdoor equipment for an existing industrial use <i>Location:</i> 20692 Prism Place <i>Applicant:</i> Curtis Ro, Atlier Development Co.	Resubmitted 1/28/13.
CP 2-12-2411	SR	Staff	<i>Request:</i> Approval of existing five-stall carport. <i>Location:</i> 26921 Vista Terrace <i>Applicant:</i> Jon Quigley, Quigley's Auto Body	Resubmitted 2/22/12.

GA – Gayle Ackerman, Director
CT – Carrie Tai, Senior Planner
RS – Ron Santos, Senior Planner
JM – Jennifer Mansur, Associate Planner

CK – Cheryl Kuta, Planning Manager
SR – Stephanie Roxas, Assistant Planner
JM2 – Jessica Magana, Planning Intern
JL – Jennifer Lilley, Contract Planner

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
SITE DEVELOPMENT PERMITS				
SDP 6-13-3371	RS	Staff	<i>Request:</i> Model home complex for Shea Baker Ranch Planning Area 1-D. <i>Location:</i> 46-52 Morning Glory <i>Applicant:</i> Gina Gordon, Shea Homes	Submitted 6/5/13.
SDP 6-13-3372	JM	Staff	<i>Request:</i> Model home complex for Shea Baker Ranch Planning Area 1-C. <i>Location:</i> 88-98 Wild Rose <i>Applicant:</i> Gina Gordon, Shea Homes	Submitted 6/5/13.
SDP 5-13-3320	CT	PC	<i>Request:</i> Development of new apartment community, 430 units. <i>Location:</i> SW Corner of Alton Parkway and SR-241, Shea-Baker Planning Area 1A <i>Applicant:</i> Mark Janda, Avalon Bay communities	Submitted 5/13/13.
SDP 4-13-3249	JM	PC	<i>Request:</i> 75 single-family detached homes. <i>Location:</i> Shea-Baker Ranch, east portion of Planning Area 1F <i>Applicant:</i> Brian Harrelson, Toll Brothers	Submitted 4/5/13.
SDP 3-13-3224	CT	PC	<i>Request:</i> 189 apartments on 6.3 acres <i>Location:</i> Shea-Baker Ranch, north portion of Planning Area 1A, between future extension of Rancho Parkway and SR-241. <i>Applicant:</i> Shawn Bradley, Meta Housing.	Resubmitted 6/5/13.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
SITE DEVELOPMENT PERMITS				
SDP 3-13-3198	RS	PC	<i>Request:</i> 80 detached single-family homes. <i>Location:</i> Shea-Baker Ranch, south section of Planning Area 1F, southeast of intersection Alton and Commercentre <i>Applicant:</i> Brian Harrelson, Toll Brothers	Resubmitted 5/30/13.
SDP 3-13-3195	JM	PC	<i>Request:</i> Revision to parking configuration as approved by SDP 2-12-2391 for redevelopment of Jack-in-the-Box <i>Location:</i> 23812 El Toro Road <i>Applicant:</i> David Lundy, PM Design Group	Scheduled for Planning Commission review 6/13/13.
SDP 2-13-3145	JM	PC	<i>Request:</i> 111 detached single-family homes in a four-pack arrangement <i>Location:</i> Shea-Baker Ranch, northern portion of Planning Area 1C <i>Applicant:</i> Brian Harrelson, Toll Brothers	Scheduled for Planning Commission review 6/13/13.
SDP 2-13-3131	SR	Staff	<i>Request:</i> New preschool in location of former preschool. <i>Location:</i> 24602 Raymond Way, Suite I, J, K(Belltower) <i>Applicant:</i> Dharmendra Pal	Submitted 2/19/13.
SDP 2-13-3115	JM	PC	<i>Request:</i> 144 attached homes <i>Location:</i> Shea-Baker Ranch, south section of Planning Area 1, adjacent to northeast corner of Dimension Drive and Bake Parkway <i>Applicant:</i> Brooke Doi, Shea Homes	Scheduled for Planning Commission review 6/13/13.

June 6, 2013

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
SITE DEVELOPMENT PERMITS				
SDP 2-13-3116	RS	PC	<i>Request:</i> 85 small-lot single-family detached homes <i>Location:</i> Shea-Baker Ranch, south section of Planning Area 1, adjacent to southeast corner of Dimension Drive and Bake Parkway <i>Applicant:</i> Brooke Doi, Shea Homes	Scheduled for Planning Commission review 6/13/13.
SDP 2-13-3117	RS	PC	<i>Request:</i> 85 conventional single-family detached homes <i>Location:</i> Shea-Baker Ranch, south section of Planning Area 1, northeast of intersection of Bake Parkway at Baffin Bay Drive. <i>Applicant:</i> Brooke Doi, Shea Homes	Scheduled for Planning Commission review 6/27/13.
SDP 9-12-2861	CT	PC	<i>Request:</i> Remodel of existing Lake Forest Gateway center with new pad building and parking reconfiguration <i>Location:</i> 23592-23642 Rockfield <i>Applicant:</i> Keith Ray, Fortus Property Group	Scheduled for Planning Commission review 6/13/13.
SDP 6-12-2697	JM	Staff	<i>Request:</i> Request to legalize additions to Avila's El Ranchito Restaurant <i>Location:</i> 24406 Muirlands Blvd. <i>Applicant:</i> Sal Avila	Submitted 6/28/12.
SDP 2-12-2378	JL	PC/CC	<i>Request:</i> Residential development consisting of 75 single-family detached homes. <i>Location:</i> 70 Auto Center Drive <i>Applicant:</i> Trumark	See also TTM 17439, GPA 2-12-2377, ZC 2-12-2376. Scheduled for Planning Commission review 6/27/13.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
SITE DEVELOPMENT PERMITS				
SDP 2-12-2396	JL	PC/CC	<i>Request:</i> Multifamily residential development consisting of 151 condominiums. <i>Location:</i> 61 and 71 Auto Center Drive <i>Applicant:</i> Brookfield Residential	See also TTM 17446, GPA 2-12-2395, ZC 2-12-2394. Planning Commission public hearing held 5/23/13. Adjourned to 6/6/13.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
USE PERMITS				
UP 5-13-3305	JM	PC	<i>Request:</i> New CrossFit Gym and Wellness Center <i>Location:</i> 26211 and 26221 Dimension Drive <i>Applicant:</i> Pete Jones	Scheduled for Planning Commission review 6/13/13.
UP 4-13-3288	SR	PC	<i>Request:</i> Use Permit for new convenience store with Type 21 licence from State Department of Alcoholic Beverage Control (ABC) <i>Location:</i> 24882 Muirlands Boulevard <i>Applicant:</i> Majid Jannatipour	Resubmitted 6/3/13.
UP 4-13-3260	RS	PC	<i>Request:</i> Use Permit for contractor storage yard. <i>Location:</i> 23281 Cherry Avenue <i>Applicant:</i> Jeffrey Gill	Submitted 4/10/13.
UP 12-12-3039	JM	PC	<i>Request:</i> Use Permit contractor storage yard. <i>Location:</i> 23282 Olive Avenue <i>Applicant:</i> Rick Farino	Scheduled for Planning Commission review 6/27/13.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
USE PERMITS				
UP 11-12-2955	JM	PC	<i>Request:</i> New three-story 66,765 square foot self storage building and UHAUL vehicle and equipment rentals. <i>Location:</i> 25290 Jeronimo Road <i>Applicant:</i> Dan O'Connor	Scheduled for Planning Commission review 6/27/13.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
PLANNED SIGN PROGRAM				
PSP 5-13-3326	RS	PC	<i>Request:</i> Amend existing Planned Sign Program to allow an additional entry monument sign at Saddleback Church <i>Location:</i> 1 Saddleback Parkway <i>Applicant:</i> Ryan Keith, Saddleback Church	Scheduled for Planning Commission review 6/27/13.
PSP 9-12-2862	CT	PC	<i>Request:</i> Amend existing PSP to allow new pylon sign at Lake Forest Gateway <i>Location:</i> 23592-23642 Rockfield <i>Applicant:</i> Keith Ray, Fortus Property Group	Scheduled for Planning Commission 4/25/13. Continued. Scheduled for Planning Commission review 6/13/13.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
----------	-------	------------------	-------------	--------

TENTATIVE MAPS				
TTM 17528	JM	PC	<i>Request:</i> Subdivision of 12.55 acres for development of 111 detached single-family homes in a four-pack arrangement <i>Location:</i> Shea-Baker Ranch, northern portion of Planning Area 1C <i>Applicant:</i> Brian Harrelson, Toll Brothers	Scheduled for Planning Commission review 6/13/13.
TTM 17529	RS	PC	<i>Request:</i> Subdivision of 24.98 acres into 85 lots for single-family residential development, 2 street lots, and 9 open space lots <i>Location:</i> Shea-Baker Ranch, south section of Planning Area 1, adjacent to southeast corner of Dimension Drive and Bake Parkway <i>Applicant:</i> Brooke Doi, Shea Homes	Scheduled for Planning Commission review 6/13/13.
TTM 17493	JL	PC/CC	<i>Request:</i> Subdivision of 7 acres for development of 75 single-family detached homes. <i>Location:</i> 70 Auto Center Drive <i>Applicant:</i> Trumark	See also SDP 2-12-2378, GPA 2-12-2377, ZC 2-12-2376. Scheduled for Planning Commission review 6/27/13.
TTM 17446	JL	PC/CC	<i>Request:</i> Subdivision of 9 acres for multifamily residential development consisting of 151 condominiums. <i>Location:</i> 61 and 71 Auto Center Drive <i>Applicant:</i> Brookfield Residential	See also SDP 2-12-2396, GPA 2-12-2395, ZC 2-12-2394. Planning Commission public hearing held 5/23/13. Adjourned to 6/6/13.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
TENTATIVE MAPS				
TTM 15353 and 17300	CT	PC/CC	<p><i>Request:</i> TTMs to divide 227.8 acres to establish lots for single-family, multi-family, mixed use, parks, etc.</p> <p><i>Location:</i> Portola Hills Planned Community (Opportunities Study Site 2)</p> <p><i>Applicant:</i> USA Portola LLC</p>	<p>Submitted 9/2/2008. See Also Area Plan 2008-01. Screencheck sent 10/2/08. Second screencheck sent 10/29/08. Revised TTM submitted 2/5/09. Revised Area Plan submittal pending. Revised Draft Area Plan submitted 5/4/09. Screencheck sent 6/3/09. Landowner sponsored community meeting held in Portola Hills on 8/18/10; next meeting scheduled for November. Revised TTMs submitted 7/8/10 and 7/13/10. Screencheck sent 9/13/10. Environmental consultant contract approved by City Council 11/2/10. Applicant held community meeting 2/23/11. Resubmitted 4/20/11. Screencheck sent 5/20/11. Resubmitted 12/16/11. Screencheck sent 1/13/12. CEQA review in process. EIR scoping meeting held 7/10/12. Planning Commission site tour and workshop held 7/12/12. Traffic Workshop #1 held 9/12/12. Planning Commission Workshop on grading and retaining walls 9/27/12. Traffic Workshop #2 held 11/15/12. Traffic Workshop #3 scheduled for 12/12/12. Retaining Wall Workshop #2 held 1/10/13. Area Plan Workshop held 5/23/13.</p>

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
AREA PLANS				
AP 11-11-2261	CK	PC	<i>Request:</i> Area Plan to allow interim use of undeveloped property which is a former sand and gravel mine <i>Location:</i> Northwest corner of Portola Parkway and Rancho Parkway <i>Applicant:</i> Larry Tucker, Baker Ranch Properties, LLC	Submitted 11/29/11. Scheduled for Planning Commission review 5/9/13. Continued to 6/27/13.
AP 2008-01	CT	PC/CC	<i>Request:</i> Area Plan for Portola Center as required by Opportunities Study Development Agreement. <i>Location:</i> Portola Hills Planned Community (Opportunities Study Site 2) <i>Applicant:</i> USA Portola LLC	Submitted 9/2/08. See also TTM 15353 and TTM 17300. Screencheck sent 10/2/08. Second screencheck sent 10/29/08. Revised TTM submitted 2/5/09. Revised Area Plan submittal pending. Revised Draft Area Plan submitted 5/4/09. Screencheck sent 6/3/09. Landowner sponsored community meeting held in Portola Hills on 8/18/10; next meeting tentatively scheduled for February. Environmental consultant contract approved by City Council 11/2/10. Resubmitted 4/20/11. Screencheck sent 5/20/11. Resubmitted 12/16/11. Screencheck sent 1/13/12. CEQA review in process. EIR scoping meeting held 7/10/12. Planning Commission site tour and workshop held 7/12/12. Traffic Workshop #1 held 9/12/12. Planning Commission Workshop on grading and retaining walls 9/27/12. Traffic Workshop #2 held 11/15/12. Traffic Workshop #3 scheduled for 12/12/12. Retaining Wall Workshop #2 held 1/10/13. Area Plan Workshop held 5/23/13.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
GENERAL PLAN AMENDMENTS				
GPA 2-12-2377	JL	PC/CC	<i>Request:</i> Redesignation of 7 acre site from Commercial to Low-Medium Density Residential. <i>Location:</i> 70 Auto Center Drive <i>Applicant:</i> Trumark	See also SDP 2-12-2378, TTM 17493, ZC 2-12-2376. Scheduled for Planning Commission review 6/27/13.
GPA 2-12-2395	JL	PC/CC	<i>Request:</i> Redesignation of 9 acre property from Commercial to Medium Density Residential. <i>Location:</i> 61 and 71 Auto Center Drive <i>Applicant:</i> Brookfield Residential	See also SDP 2-12-2396, TTM 17446, ZC 2-12-2394. Planning Commission public hearing held 5/23/13. Adjourned to 6/6/13.
GPA 2-13-	CK	PC/CC	2013-2021 Housing Element Update	Work commenced January 2013. First public workshop to receive input held at 2/28/13 Planning Commission meeting.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
ZONE CHANGES				
ZC 8-12-2805a	CK	PC/CC	<i>Request:</i> Amendments to Ordinance 250 addressing Emergency Shelters and Transitional and Supportive Housing <i>Location:</i> Citywide <i>Applicant:</i> N/A	Scheduled for Planning Commission review 5/9/13. Continued to 5/23/13. Planning Commission adopted resolution recommending approval to the City Council. Scheduled for City Council review 6/18/13.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
ZONE CHANGES				
ZC 2-12-2376	JL	PC/CC	<i>Request:</i> Redesignation of 7 acre site from Commercial to Multifamily Residential in the Foothill Ranch Planned Community. <i>Location:</i> 70 Auto Center Drive <i>Applicant:</i> Trumark	See also SDP 2-12-2378, TTM 17493, GPA 2-12-2377. Scheduled for Planning Commission review 6/27/13.
ZC 2-12-2394	JL	PC/CC	<i>Request:</i> Redesignation of 9 acre property from Commercial to Multifamily zoning in Foothill Ranch Planned Community. <i>Location:</i> 61 and 71 Auto Center Drive <i>Applicant:</i> Brookfield Residential	See also SDP 2-12-2396, TTM 17446, GPA 2-12-2395. Planning Commission public hearing held 5/23/13. Adjourned to 6/6/13.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
OTHER				
PCN	SR	PC	<i>Request:</i> Determination of Public Convenience or Necessity for a new Type 21 License from the Department of Alcoholic Beverage Control for sale of alcohol at a new convenience store. <i>Location:</i> 24882 Muirlands Boulevard <i>Applicant:</i> Majit Jannatipour	Submitted 4/29/13.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
OTHER				
PCN	SR	PC	<i>Request:</i> Determination of Public Convenience or Necessity for a new Type 21 License from the Department of Alcoholic Beverage Control for sale of distilled spirits at an existing gas station <i>Location:</i> 23652 Rockfield Blvd. <i>Applicant:</i> Rania Dahabreh, EBMI Enterprises (Shell Station)	Submitted 3/4/13.